

Nice - Port. Large 2 bedroom apartment in the heart of the Port area, balconies Ready to move in !

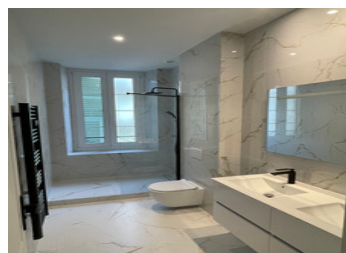


INFORMATION

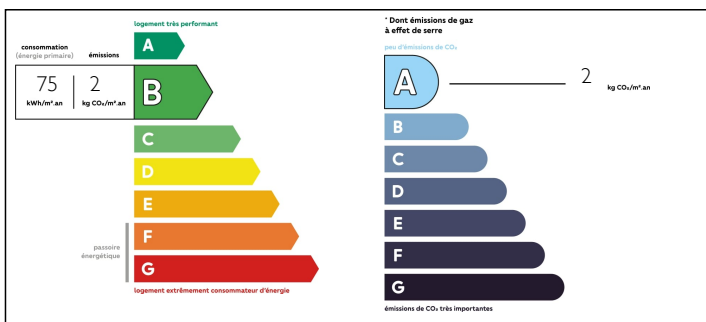
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	82.4 m2
Outside Space:	5 m2

IN BRIEF

Nice - Port. Located on rue Bavastro, in the heart of the Port area, large and bright 2 bedroom apartment entirely renovated with high end materials. A large entrance hall with a walk-in closet, a large living room with a fitted and equipped kitchen, a balcony with Southern exposure, 2 bedrooms with fitted cupboards, 1 en-suite with shower and toilets and a balcony on West exposure, 1 large shower room with toilets and double sink. High ceilings, wooden floor, reversible air conditioning. Lift in the building. Ready to move in ! Property fees 2000€/year.

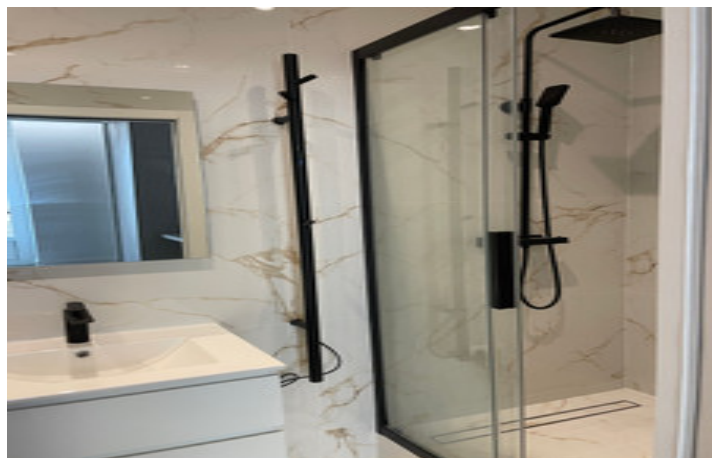


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nice - Port. Located on rue Bavastro, in the heart of the Port area, large and bright 2 bedroom apartment entirely renovated with high end materials.

A large entrance hall with a walk-in closet, a large living room with a fitted and equipped kitchen, a balcony with Southern exposure, 2 bedrooms with fitted cupboards, 1 en-suite with shower and toilets and a balcony on West exposure, 1 large shower room with toilets and double sink.

High ceilings, reversible air conditioning. Lift in the building.

Ready to move in !

Property fees 2000€/year.

Co-owned building of 1 units

Provisional annual charges: 1900€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 907 EUR

NOTES